

080.0

Map

0004

Block

0006.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 736,000 /

USE VALUE: 736,000 /

ASSESSed: 736,000 /

Total Card /

Total Parcel

736,000

736,000

736,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
293		SUMMER ST, ARLINGTON

Unit #:

Owner 1: KALENDERIAN CHRISTINE R

Owner 2:

Owner 3:

Street 1: 293 SUMMER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: KALENDERIAN DAVID G & MARIE E -

Owner 2: KALENDERIAN CHRISTINE R -

Street 1: 293 SUMMER ST

Twn/City: ARLINGTON

St/Prov: MA

Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .174 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1948, having primarily Aluminum Exterior and 1823 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7588		Sq. Ft.	Site		0	70.	0.73	5			Med. Tr	-10	Ledge	-5			387,615						387,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7588.000	348,400		387,600	736,000
Total Card	0.174	348,400		387,600	736,000
Total Parcel	0.174	348,400		387,600	736,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	403.84	/Parcel:	403.84

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	348,400	0	7,588.	387,600	736,000		Year end	12/23/2021
2021	104	FV	332,300	0	7,588.	387,600	719,900		Year End Roll	12/10/2020
2020	104	FV	332,300	0	7,588.	387,600	719,900	719,900	Year End Roll	12/18/2019
2019	104	FV	277,700	0	7,588.	393,100	670,800	670,800	Year End Roll	1/3/2019
2018	104	FV	277,700	0	7,588.	293,500	571,200	571,200	Year End Roll	12/20/2017
2017	104	FV	260,600	0	7,588.	265,800	526,400	526,400	Year End Roll	1/3/2017
2016	104	FV	260,600	0	7,588.	254,700	515,300	515,300	Year End	1/4/2016
2015	104	FV	218,000	0	7,588.	216,000	434,000	434,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KALENDERIAN DAV	28390-51		4/1/1998	Family		1	No	No	A
KALITON ALFRED	13217-450		6/14/1977		40,500	No	No		
TRACANNA NICOLA	12743-336		12/26/1974		40,500	No	No		
CANTRELL VERA &	12577-67		1/5/1974		36,000	No	No		
WALSH RICHARD J	11597-1		10/10/1968		1	No	No		
PIERCE PAUL R &	10638-41		9/15/1964		1	No	No		
PIERCE WILLIAM	8380-509		12/23/1954	Family		1	No	No	
PIERCE WILLIAM	8179-154		11/30/1953	Family		1	No	No	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KALENDERIAN DAV	28390-51		4/1/1998	Family		1	No	No	A
KALITON ALFRED	13217-450		6/14/1977		40,500	No	No		
TRACANNA NICOLA	12743-336		12/26/1974		40,500	No	No		
CANTRELL VERA &	12577-67		1/5/1974		36,000	No	No		
WALSH RICHARD J	11597-1		10/10/1968		1	No	No		
PIERCE PAUL R &	10638-41		9/15/1964		1	No	No		
PIERCE WILLIAM	8380-509		12/23/1954	Family		1	No	No	
PIERCE WILLIAM	8179-154		11/30/1953	Family		1	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2018	1497	Re-Roof	17,500	C				
10/24/2016	1292	Manual	11,850	O				replace one door
4/14/1998	192	Wood Dec	2,400					12X22 WDK
3/30/1998	156	Redo Bas	8,000					REMODEL CELLAR TO
2/24/1997	77	Manual	3,000					REROOF
2/7/1913	165	New Wind	324	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	CC	Chris C
3/27/2012	Inspected	BR	B Rossignol
3/19/2009	Meas/Inspect	372	PATRIOT
3/11/2004	Other Change	BR	B Rossignol
11/6/2000	Hearing Chag	189	PATRIOT
1/10/2000	Meas/Inspect	243	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

USER DEFINED

Prior Id # 1: 49735

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PRINT

Date Time

12/30/21 04:02:02

LAST REV

Date Time

01/03/19 17:13:00

danam

6509

Total AC/HA: 0.17420

Total SF/SM: 7588

Parcel LUC: 104

Two Family

Prime NB Desc

ARLINGTON

Total: 387,615

Spl Credit

Total: 387,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

